

CITY OF PORTAGE

115 West Pleasant Street
Portage, Wisconsin 53901
Telephone: (608) 742-2176 • Fax: (608) 742-8623



'Where the North Begins'

NOTICE OF PUBLIC HEARING

PLEASE TAKE NOTICE that the Planning Commission of the City of Portage, Wisconsin will consider the granting of a Conditional Use Permit to Hamilton Park Place LLC for parcel 2464.02; Northeast corner of East Slifer and Hamilton Streets., City of Portage, Columbia County, Wisconsin.

A PUBLIC HEARING on the request for a Conditional Use Permit to allow a 20 unit (24 person) dwelling will be considered at the Municipal Building in Portage, Columbia County, Wisconsin on Monday, January 27, 2014 at 6:55 p.m.

ALL INTERESTED PERSONS may appear in person or by their agent for the purpose of offering proof in support of their position, opposing or endorsing the granting of this Conditional Use Permit to said property.

DATED this 9th day of January, 2014.

By Robert G. Redelings
Robert G. Redelings, P.E.
Director of Public Works

PLEASE PUBLISH
January 13, 2014
January 20, 2014

**City of Portage
Plan Commission Meeting
Monday, January 27, 2014
Public Hearing – 6:55 p.m.
Regular Meeting – 7:00 p.m.
City Municipal Building, 115 West Pleasant Street
Conference Room Two
Agenda**

Members: Mayor Bill Tierney, Chairperson; Robert Redelings, City Engineer, Jan Bauman, Vicki Greenwold, Brian Zirbes, Mike Oszman, Peter Tofson

Public Hearing – 6:55 p.m.

Consider conditional use permit to allow a 20 unit community-based residential facility (CBRF) on parcel 2464.02 at the northeast corner of East Slifer and Hamilton Street

Regular Meeting – 7:00 p.m.

1. Roll call
2. Approval of minutes from previous meeting
3. Election of a vice chairperson
4. Discussion and possible action on request for Zoning Amendment for parcel 2512.01 at the northeast corner of Airport Road and Latton Lane – Blau Chiropractic
5. Discussion and possible action on purchase and development of surplus real estate, parcel 309 (217 East Mullett Street) by Habitat for Humanity.
6. Discussion and possible action on Conditional Use Permit for Jeff Hazekamp to operate a CBRF at the northeast corner of East Slifer and Hamilton Street
7. Discussion and possible action on a site plan for CBRF at the northeast corner of East Slifer and Hamilton Street – Jeff Hazekamp
8. Discussion and possible action on CSM at the northeast corner of East Slifer and Hamilton Street – James Grothman.
9. Adjournment.

**City of Portage
Plan Commission Meeting
Monday, December 16, 2013
Public Hearing – 6:20 p.m.
Public Hearing – 6:25 p.m.
Regular Meeting – 6:30 p.m.
City Municipal Building, 115 West Pleasant Street
Conference Room Two**

Members present: Mayor Bill Tierney, Chairperson; Robert Redelings, City Engineer, Jan Bauman and Brian Zirbes.

Members excused: Addie A. Tamboli, Vice-Chairperson; Mike Oszman

Members absent: Peter Tofson

Others present: Mike Kvalo, Darko Bajevic, Ron Krukeberg, Kevin Blau, Ann Clausen, Janelle, Schmidke, Vicki Greenwall, Bill Welsh, Craig Sauer and Carloyn Hamre (6:56 p.m.)

Public Hearing – 6:20 p.m.

Consider conditional use permit to allow a 2 unit dwelling on parcel 1375 (1116 MacFarlane Rd.)

Mayor Tierney read the Public Hearing Notice aloud and indicated it had been legally published. He asked for the first time if there was anyone present who wished to speak in favor of or in opposition to the proposed Conditional Use Permit (CUP).

Mayor Tierney asked for the second time if there was anyone present who wished to speak in favor of or in opposition to the proposed CUP. Ron Krukeberg, 307 N. Lexington St., DeForest, WI spoke on behalf of David Bourdeau and indicated they support the proposal and would like to move forward with remodeling as soon as possible.

Mayor Tierney asked for the third and final time if there was anyone present who wished to speak in favor of or in opposition to the proposed CUP. Hearing no responses, he declared the Public Hearing closed at 6:26 p.m.

Public Hearing – 6:25 p.m.

Consider conditional use permit to operate a health club business on parcel 401 (401 E. Edgewater St.)

Mayor Tierney read the Public Hearing Notice aloud and indicated it had been legally published. He asked for the first time if there was anyone present who wished to speak in favor of or in opposition to the proposed Conditional Use Permit (CUP).

Janelle Schmidke, 323 E. Edgewater St., Portage, WI, commented on the current operation. She said there wasn't a concern with the indoor operations, but there's been disturbing activity outside and in the street. Flipping tires and arguing at 5 a.m. in the morning has caused her unrest.

Mayor Tierney asked for the second time if there was anyone present who wished to speak in favor of or in opposition to the proposed CUP.

Darko Bajevic, 623 Vine St., Wisconsin Dells, WI, introduced himself as the business owner/tenant. He said that when he realized the tire flipping was a disturbance to the neighborhood, the activity ceased. He indicated his business is positive and contributes to the community in other ways such as food drives.

Mayor Tierney asked for the third and final time if there was anyone present who wished to speak in favor of or in opposition to the proposed CUP.

Mike Kvalo, 732 Morningstar Dr., Portage, WI, introduced himself as the building owner and landlord. He indicated the parcel had previously been zoned Industrial and he had used it as such for 12 years. The fitness club is a good, clean tenant with good clientele. He has not personally received any complaints.

Hearing no more responses, Mayor Tierney declared the Public Hearing closed at 6:32 p.m.

Regular Meeting – 6:30 p.m.

- 1. Roll call**
- 2. Approval of minutes from previous meeting**

Motion by Bauman, second by Zirbes to approve the minutes. Motion passed 4 to 0 on call of the roll.

- 3. Discussion and possible action on Conditional Use Permit for David Bourdeau to allow a 2 unit dwelling 1116 MacFarlane Rd.**

Mr. Kruckeberg stated the intent is to leave the upper residential unit in tack and to convert the lower unit into a 3 bedroom, 2 bath residential

dwelling. He indicated the electrical and mechanicals would need to be converted from commercial grade to residential. He said the owner prefers to keep the access onto MacFarlane. There would be a total of 6 parking stalls.

Zirbes said he could go along with the CUP, with the access to MacFarlane being closed. Bauman inquired as to whether there was adequate space for vehicles to turn around on site. Redelings suggested there would be adequate space if one of the parking stalls was eliminated.

Motion by Tierney, second by Redelings to grant the CUP with the understanding the MacFarlane access would be closed and any parking and greenspace requirements would be addressed within one year. Motion passed 4 to 0 on call of the roll.

4. Discussion and possible action on Conditional Use Permit for Darko Bajevic/Fitness Foundry to operate a health club business on 401 E. Edgewater St.

Mayor Tireney said he was abstaining from this item due to having a shirttail relationship with the property owner.

Mr. Bajevic indicated the hours of operation are frp, 4:45 a.m. to 6:30 a.m. Monday thru Friday and on Saturday mornings. Indoor activities consist of weight lifting and body building. They stopped flipping tires outside and the only outside activity is running on the sidewalk and along the street.

There's on street parking and 4 on-site parking stalls on the east side of the building. Work out sessions have from 1 to 10 people.

Motion by Zirbes, second by Bauman to approve the CUP for the inside activities except for running outside. Motion passed 3 to 0 with Tierney abstaining.

5. Discussion and possible action on request for Zoning Amendment - Blau Chiropractic.

Mr. Blau presented his request from R4 zoning to B1 zoning. He said prior to 2011, the zoning was B1. He would like the ability to add on to the building. Redelings indicated the property is currently legal non-conforming with the Chiropractic office.

Mayor Tierney inquired as to the property's initial use and Mr. Blau responded that it was to be an expansion of the Assisted Living

complex. The Comprehensive Plan lists the existing land use as Commercial.

Mr. Blau mentioned that he has no immediate plans for a building expansion, only for adding more parking space.

Mayor Tierney suggested some more time to do additional research. Mr. Blau was agreeable.

6. Discussion and possible action on PATHS & Sidewalk Master Plan.

Redelings presented the map updates and provided a handout (attached) showing many of the issues that need to be addressed.

Mr. Kvalo said it would be nice if paths would extend beyond City limits on old RR ROW. To assist in a safe crossing of Hwy 33, Zirbes thought a tunnel under Hwy 33 at Hwy F might be feasible.

Financing is a major issue in bringing the PATHS vision to fruition. Zirbes felt the utility mechanism made sense. Bauman felt it may be the only reasonable option.

Aldersperson Hamre added that constituents that have already paid assessments need to be compensated if a utility moves forward. Mr. Kvalo said, though he has recently paid a sizeable sidewalk assessment, he would be supportive of the utility.

7. Adjournment.

Motion by Redelings, second by Bauman to adjourn. Motion passed 4 to 0 on call of the roll.

The meeting concluded at 7:37 p.m.

Respectfully submitted,
Robert G. Redelings, City Engineer

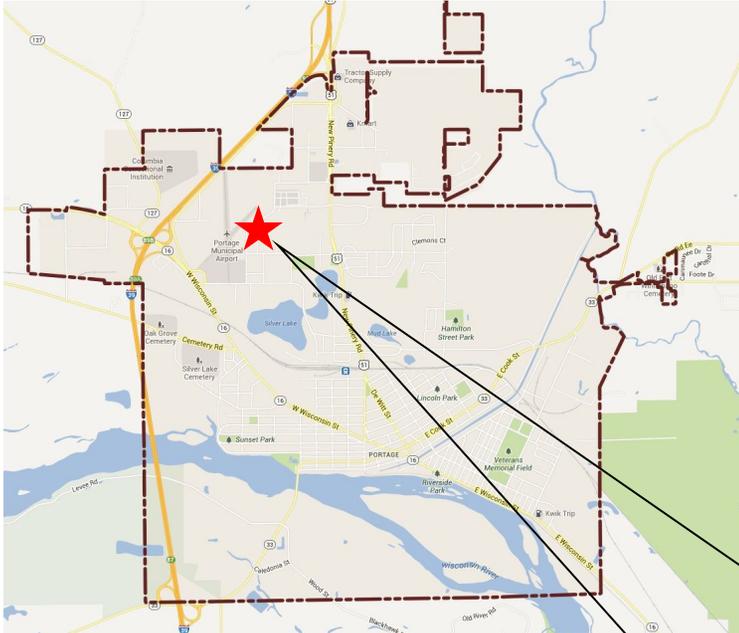


NTS

CITY OF PORTAGE, WI

Parcel #2512.04 *Blau Family Chiropractic*

Petition for Zoning Amendment



CITY OF PORTAGE

115 West Pleasant Street
Portage, Wisconsin 53901
Telephone: (608) 742-2176 • Fax: (608) 742-8623



'Where the North Begins'

From: Bob Redelings

Sent: Wednesday, January 22, 2014 2:10 PM

To: Bill Tierney (Bill.Tierney@portagewi.gov); Brian Zirbes (zirbes.brian@gmail.com); jan.bauman@frontier.com; 'Mike Oszman'; 'Pete Tofson'; 'vgreenwold@parker.com'

Cc: Shawn M. Murphy

Subject: Blau Chiropractic re-zoning request

Members,

I'd like to share a few items regarding the subject which is on next week's Plan Commission agenda:

- Prior to 2003, the parcels immediately north of Latton Lane and east of Airport Road were zoned R4, small scale multi-family, to permit the existing assisted Living units.
- Circa 2003, Blau purchased the corner lot on the condition that it would be rezoned to allow an office facility. It was rezoned to B1, Neighborhood Business, which permits such office facilities.
- In 2011, a city-wide rezoning occurred. The parcel at the northeast corner of Airport Rd. and Latton Lane was rezoned to R4. Though the process was completely legal, including public notices and a public hearing, property owners were not individually contacted regarding the proposed changes.
- Mr. Blau indicated he would have appeared to contest the change if he had been aware of the proposed change.
- Currently, the property is legal, non-conforming.
- Site modifications can be made to the property, but a building expansion wouldn't be permitted. Building repairs/maintenance is permitted.
- If the building was destroyed by some form of disaster, the building could be rebuilt on its current footprint and its current use could be maintained.
- It is permissible to modify the building for a use which is consistent with the current R4 zoning.
- Rezoning the property to B1 would constitute spot zoning since there isn't any contiguous land zoned B1.

Hopefully this information will assist you when we discuss this matter next Monday.

Bob Redelings
Zoning Administrator

Date of enactment: **February 15, 2006**

2005 Senate Bill 253 Date of publication*: **March 1, 2006**

* Section 991.11, WISCONSIN STATUTES 2003-04 : Effective date of acts. "Every act and every portion of an act enacted by the legislature over the governor's partial veto which does not expressly prescribe the time when it takes effect shall take effect on the day after its date of publication as designated" by the secretary of state [the date of publication may not be more than 10 working days after the date of enactment].

2005 WISCONSIN ACT 112

AN ACT *to amend* 59.692 (1s) (a) 2.; and *to create* 59.69 (10m), 60.61 (5m), 61.351 (5m), 62.23 (7) (hc) and 62.231 (5m) of the statutes; **relating to:** authorizing the restoration of a nonconforming structure that is destroyed by vandalism or certain natural forces.

The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:

SECTION 1. 59.69 (10m) of the statutes is created to read:

59.69 (**10m**) RESTORATION OF CERTAIN NONCONFORMING STRUCTURES. (a) Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance enacted under this section may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to par. (b), location, and use that it had immediately before the damage or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement if all of the following apply:

1. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision [revisor inserts date].
2. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

(b) An ordinance enacted under this section to which par. (a) applies shall allow for the size of a structure to be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.

SECTION 2. 59.692 (1s) (a) 2. of the statutes is amended to read:

59.692 (**1s**) (a) 2. The damage or destruction was caused by violent wind, vandalism, fire ~~or a~~ flood, ice, snow, mold, or infestation.

SECTION 3. 60.61 (5m) of the statutes is created to read:

60.61 (**5m**) RESTORATION OF CERTAIN NONCONFORMING STRUCTURES. (a) Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance adopted under this section may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to par. (b), location, and use that it had immediately before the damage or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement if all of the following apply:

1. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision [revisor inserts date].
2. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

(b) An ordinance adopted under this section to which par. (a) applies shall allow for the size of a structure to be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.

SECTION 4. 61.351 (5m) of the statutes is created to read:

61.351 (**5m**) RESTORATION OF CERTAIN NONCONFORMING STRUCTURES. (a) Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance adopted under this section may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to par. (b), location, and use that it had immediately before the damage

or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement if all of the following apply:

1. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision [revisor inserts date].

2. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

(b) An ordinance adopted under this section to which par. (a) applies shall allow for the size of a structure to be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.

SECTION 5. 62.23 (7) (hc) of the statutes is created to read:

62.23 (7) (hc) *Restoration of certain nonconforming structures.* 1. Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance enacted under this subsection may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to subd. 2., location, and use that it had immediately before the damage or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement if all of the following apply:

a. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision paragraph [revisor inserts date].

b. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

2. An ordinance enacted under this subsection to which subd. 1. applies shall allow for the size of a structure to be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.

SECTION 6. 62.231 (5m) of the statutes is created to read:

62.231 (5m) **RESTORATION OF CERTAIN NONCONFORMING STRUCTURES.** (a) Restrictions that are applicable to damaged or destroyed nonconforming structures and that are contained in an ordinance enacted under this section may not prohibit the restoration of a nonconforming structure if the structure will be restored to the size, subject to par. (b), location, and use that it had immediately before the damage or destruction occurred, or impose any limits on the costs of the repair, reconstruction, or improvement if all of the following apply:

1. The nonconforming structure was damaged or destroyed on or after the effective date of this subdivision [revisor inserts date].

2. The damage or destruction was caused by violent wind, vandalism, fire, flood, ice, snow, mold, or infestation.

(b) An ordinance enacted under this section to which par. (a) applies shall allow for the size of a structure to be larger than the size it was immediately before the damage or destruction if necessary for the structure to comply with applicable state or federal requirements.

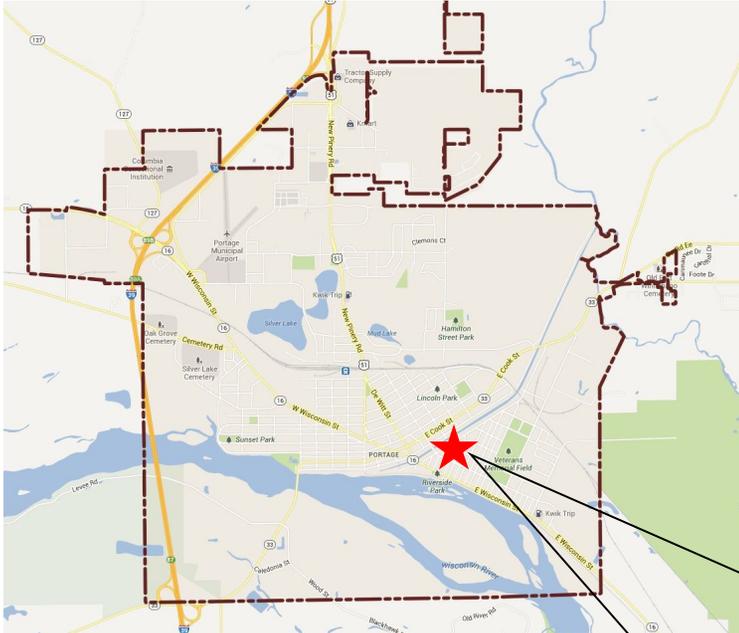
Next file: [2005 Wisconsin Act 113](#)



NTS

CITY OF PORTAGE, WI

*Parcel #309
City of Portage*



CITY OF PORTAGE

115 West Pleasant Street
Portage, Wisconsin 53901
Telephone: (608) 742-2176 • Fax: (608) 742-8623



'Where the North Begins'

1211 8th Street – PO Box 38

Baraboo, WI 53913

Phone: (608) 448-2888



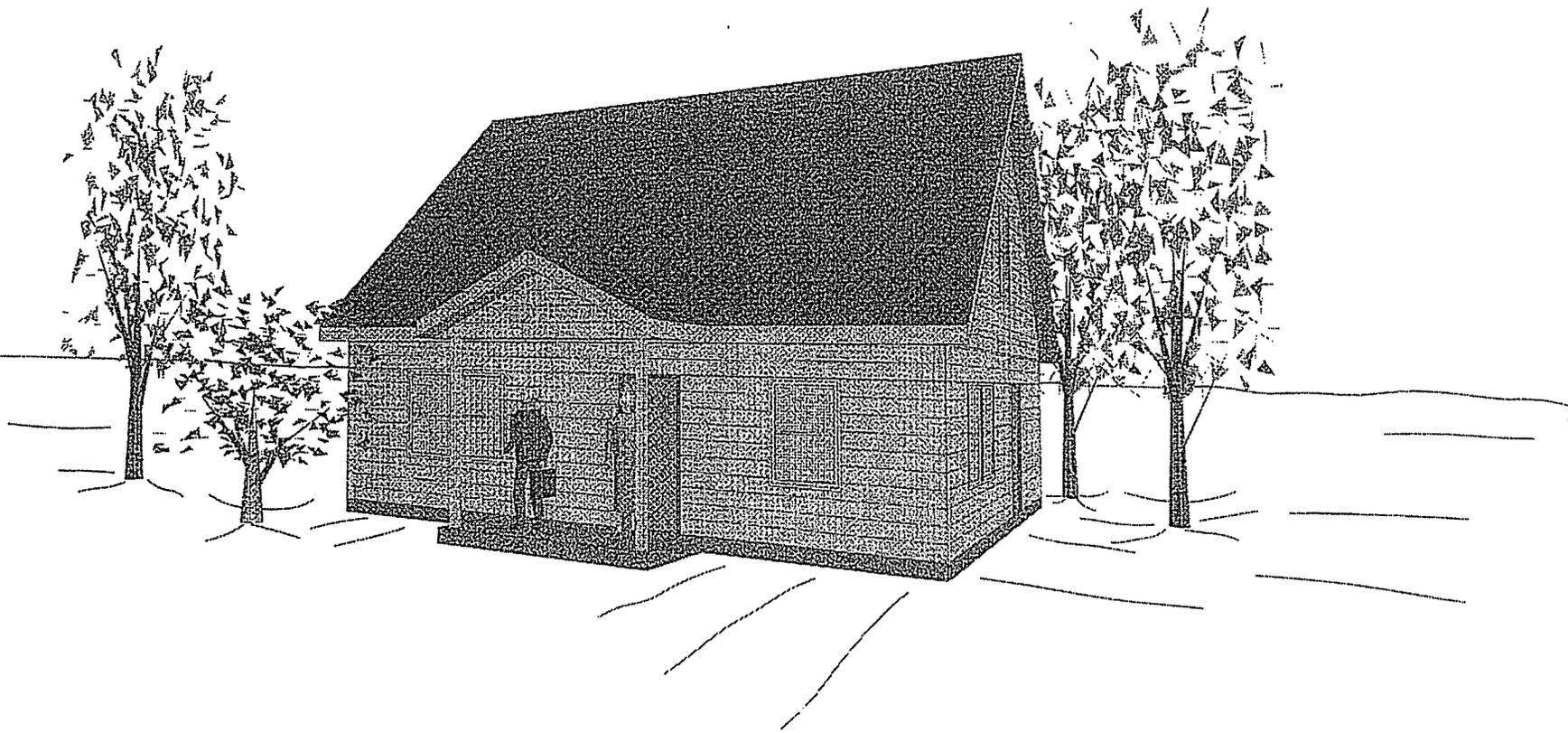
Habitat for Humanity of Sauk-Columbia Area (HFHSCA) would appreciate the opportunity to use the lot at 217 East Mullet Street for an affordable, single family home. If given this lot, HFHSCA will build a 2 story Cape Cod style, single family detached home on the property. (The attached drawing shows the simplest version of the house we would build). The house will have 3 bedrooms and 1 bathroom, will be constructed for full visitability on the first floor, and will be highly energy efficient.

Habitat for Humanity is recognized as one of the most effective anti-poverty agencies in the world. As a locally controlled affiliate of Habitat for Humanity International, it is HFHSCA's mission to eradicate poverty in local communities. We have built 18 homes already, with 5 of them in Portage. Habitat for Humanity offers long-term economic benefits to communities. The 3 most recently built Habitat homes in Portage (2009, 2010, 2011) paid \$8,541.62 in property taxes in 2012.

For us to build a house that is affordable for low to moderate income families, we must get the land a heavily discounted price. Around the nation, many cities work with Habitat affiliates to help them acquire land. Next year through a program offered by the USDA, we will build 5 houses in Reedsburg. We were able to do this because the city helped make the land affordable.

The Portage Comprehensive Plan identifies "declining rates of homeownership" and "housing affordability for first-time homeowners" as major issues facing the city. The Plan also prioritizes "increas[ing] the supply of entry-level single-family homes," and sets an objective to "encourage home ownership through incentives and availability of residential lots." Addressing housing issues in this way fits the Habitat model perfectly, and HFHSCA is well suited to help the city achieve its overall housing goals.

HFHSCA offers \$100.00 for this parcel.



D3H-01S

3 Bedroom
Detached House

Perspective



Habitat for Humanity®

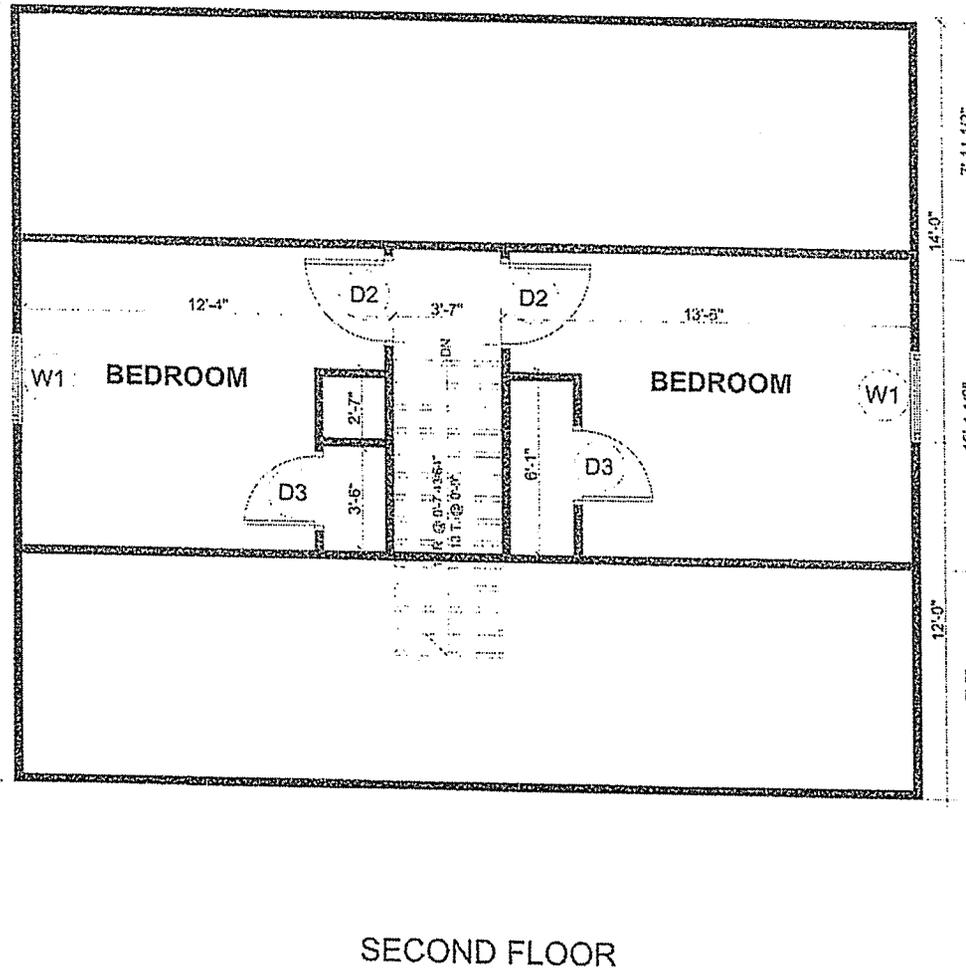
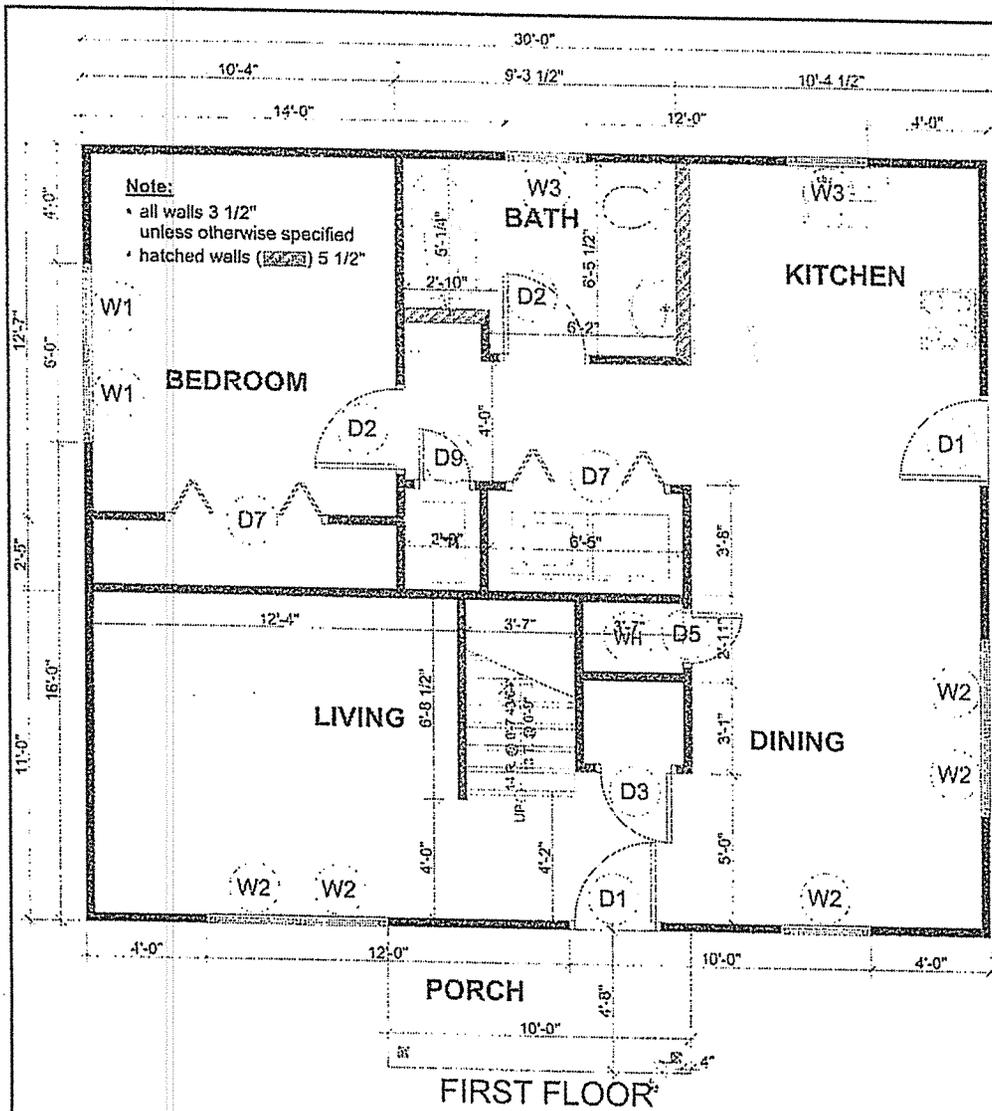
Copyright 2001
Habitat for Humanity International, Inc.
All rights reserved.

Revisions:

| | |
|----|------------|
| 01 | 03/03/2001 |
| 02 | 05/07/2001 |
| | |
| | |

Page No.:

A - 1.0



D3H-01S
3 Bedroom
Detached House

Dimensioned Plan
Scale: 1/4" = 1'-0"

Habitat for Humanity
Copyright 2001.
Habitat for Humanity International, Inc.
All rights reserved.

| Revisions: | |
|------------|------------|
| 01 | 03/02/2001 |
| 02 | 05/10/2001 |
| | |
| | |

Hamilton Park Place CBRF And Therapeutic Services

Operational Plan

This operation is a Community Based Residential Facility specifically designed for elderly residents who may exhibit decreased cognition, may be non-ambulatory, or have decreased functional or physical disabilities. The facility will house up to 24 residents in combination of single and double occupancy rooms. Residents will be provided with food service, laundry service, room cleaning services, activities, personal care and skilled nursing services. Physical, occupational and speech therapy services will be offered on-site for residents and community members. The maximum number employees on a shift will be 7.

Hours of Operation

The facility will operate continuously, with out-patient physical therapy services offered to the community no earlier than 7:00 am and no later than 8:00 pm. Out-patient parking is provided adjacent the therapy entrance door off of Hamilton Street.

Nuisances

We not anticipate any of the following nuisances to the community: vibration; noise; air pollution; electromagnetic radiation; glare; heat; fire; explosion; toxic or noxious materials; waste materials; drainage or hazardous materials.

Typical operations will include:

- Street access and traffic visibility – used by staff, visitors, food and supply vendors and waste removal (garbage truck);
- Parking and loading – all parking and loading areas are provided on-site on asphalt surfaces in a nicely landscaped site;
- Exterior storage – shall be limited to the waste container (dumpster) that will be stored within a screened enclosure (see site plans and details);
- Exterior lighting – shall be provided on the parking, loading paved areas utilizing cut-off style light fixtures to reduce light into resident rooms and adjacent neighbors.
- Snow removal shall be performed with plow trucks and hand equipment, depositing snow in areas on-site adjacent paved areas to the north, east and south of paved areas adjacent storm water bio-retention basins.

The proposed development shall comply with all requirements of article VII.

From: Bob Redelings

Sent: Wednesday, January 22, 2014 3:14 PM

To: Bill Tierney (Bill.Tierney@portagewi.gov); Brian Zirbes (zirbes.brian@gmail.com); jan.bauman@frontier.com; 'Mike Oszman'; 'Pete Tofson'; Vicki Greenwold

Cc: Shawn M. Murphy

Subject: Hamilton Park Place Site Plan Review

Members,

A complete set of documents was submitted in accordance w/ City requirements. General information and landscaping requirements were reviewed by the Economic Development Director and is included as a separate attachment. Basically, the submittal meets the intent of the ordinance in these regards.

I also found the submittal to be in conformance with City requirements relative to erosion control, stormwater management, grading, site utilities, site lighting and in all other aspects. In general, the documentation was professionally prepared. Only a few inconsistencies were identified and are as follows:

- Section 10-305(2) of the Municipal Code permits only one driveway on a street without Council approval. Two driveways are shown on Hamilton Street.
- The current and proposed sidewalk plan/policy provides for sidewalks on both sides of East Slifer Street. The site plan does not provide for a sidewalk on East Slifer Street. Current policy also provides for sidewalk on Hamilton Street, although the Plan Commission has recommended an 8 foot multi-purpose path on the east side of Hamilton Street. The path is noted, but not included as part of the site development.
- The Municipal Code also requires private sidewalks to connect to the public sidewalks. Since no public walks are shown, the corresponding private connections are also not shown.
- Hamilton Street is a rural section street, lacking curb and gutter and stormsewer. Hamilton Street should be upgraded to an urban section as part of the site development. Through discussions with the developer, the street improvements will likely occur in 2015 and the financing arrangements spelled out in a Developer's Agreement. The Hamilton Street multi-purpose path would also be addressed in the Agreement.

These are the only issues I identified during the site plan review. Also, the Fire Department reviewed the plans and had no comments.

Bob Redelings
Zoning Administrator

SITE and BUILDING Information

| | | |
|--------------------------|---------------|------------|
| Zoning District | R-3 | |
| Lot Area | 126,792 sf | 2.91 acres |
| Area of Land Disturbance | 83,643 sf | 1.92 acres |
| Floor Area | 16,953 sf | |
| Floor Area Ratio | 13.4% of site | |
| Impervious Area | 17,298 sf | |
| Impervious Surface Ratio | 13.6% of site | |
| Total Impervious Area | 34,251 | |
| Total Impervious Ratio | 27.0% of site | |
| Building Heights | | |
| Eave Height | 10 ft | |
| Highest Roof | 20 ft | |

From: Steven Sobiek
Sent: Thursday, January 16, 2014 12:06 PM
To: Bob Redelings
Subject: Comments on Hamilton Park Place Review

Bob,

In reviewing the Hamilton park Place CBRF plan, I offer the following comments, concentrating on Chapters 10 and 90:

Proposed development is allowed as currently zoned (R-3), requiring a conditional use permit. I would recommend granting approval of conditional use permit, based on this plan and the compatibility and complimenting of surrounding uses, including contiguous and surrounding parcels in R-5 Large Scale Multi-family, and B 1, Neighborhood business, as well as R-1 Single Family. Other zoning requirements, including setbacks, etc appear to meet code requirements.

Landscape Plan: Foundation, yard and paved area plantings, as well as street trees, satisfy basic landscape requirements. However, none of the trees listed are included on the City's City of Portage tree list. Shall we require Foundation plantings show 3 units short, however, perennials will be planted that would presumably make up this shortage. Existing trees deemed undesirable will be removed, including the Black Locust. Also, I do have a question on placement of street trees as required by landscaping ordinance.

Parking: Narrative indicates 23 parking spots, satisfy code requirements.

Building, Green Space, impervious surface ratio of 73/27 percent satisfy code requirements.

Know Box Location: Have the Fire and Police Departments weighed in on this location?

Erosion control: no comments

Storm water: no comments

Water and Sewer: Has Portage Utilities reviewed this?

Steve

Steven Sobiek
Director, Business Development and Planning

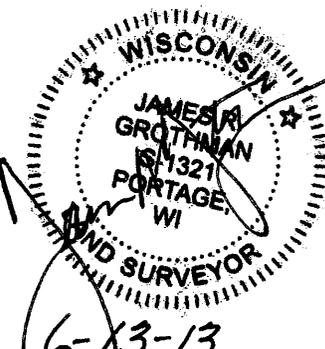
As prepared by:

GA GROTHMAN & ASSOCIATES S.C.

LAND SURVEYORS

625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (608) 742-7788 SAUK: (608) 644-8877
FAX: (608) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 312-135



DRAFTED BY: SMS

CHECKED BY: JRG

PROJ. 312-135

DWG. 312135csm SHEET 1 OF 2

COLUMBIA COUNTY CERTIFIED SURVEY MAP NO. _____ GENERAL LOCATION

Volume _____, Page _____

BEING A PART OF LOT 5, C.S.M. 3051 AS RECORDED IN VOL 20, PAGE 48 AS DOCUMENT NO. 586688, LOCATED IN PART OF THE NW1/4 OF THE SE1/4 AND THE SW1/4 OF THE SE1/4, SECTION 32, T. 13 N, R. 9 E, CITY OF PORTAGE, COLUMBIA COUNTY, WISCONSIN.

LEGEND

- 3/4" IRON ROD FND.
- ⊠ RAILROAD SPIKE FND.
- ⊙ 3 1/2" ALUM. MON. FND.
- () PREVIOUSLY RECORDED INFO.

SCALE: 1" = 100'



BASIS OF BEARINGS: IS THE WEST LINE OF THE SE1/4 OF SECTION 32 WHICH BEARS N00°02'38"E AS REFERENCED TO GRID NORTH, COLUMBIA COUNTY COORDINATE SYSTEM NAD83(91).

LOT 3
C.S.M. NO. 3126
(798-483)

LOT 1
C.S.M. NO. 2977
(1097-591)

LOT 5
C.S.M. NO. 3051

LOT 4
C.S.M. NO. 2516
(496-133)

LANDS BY GROTHMAN INVESTMENT CORP.

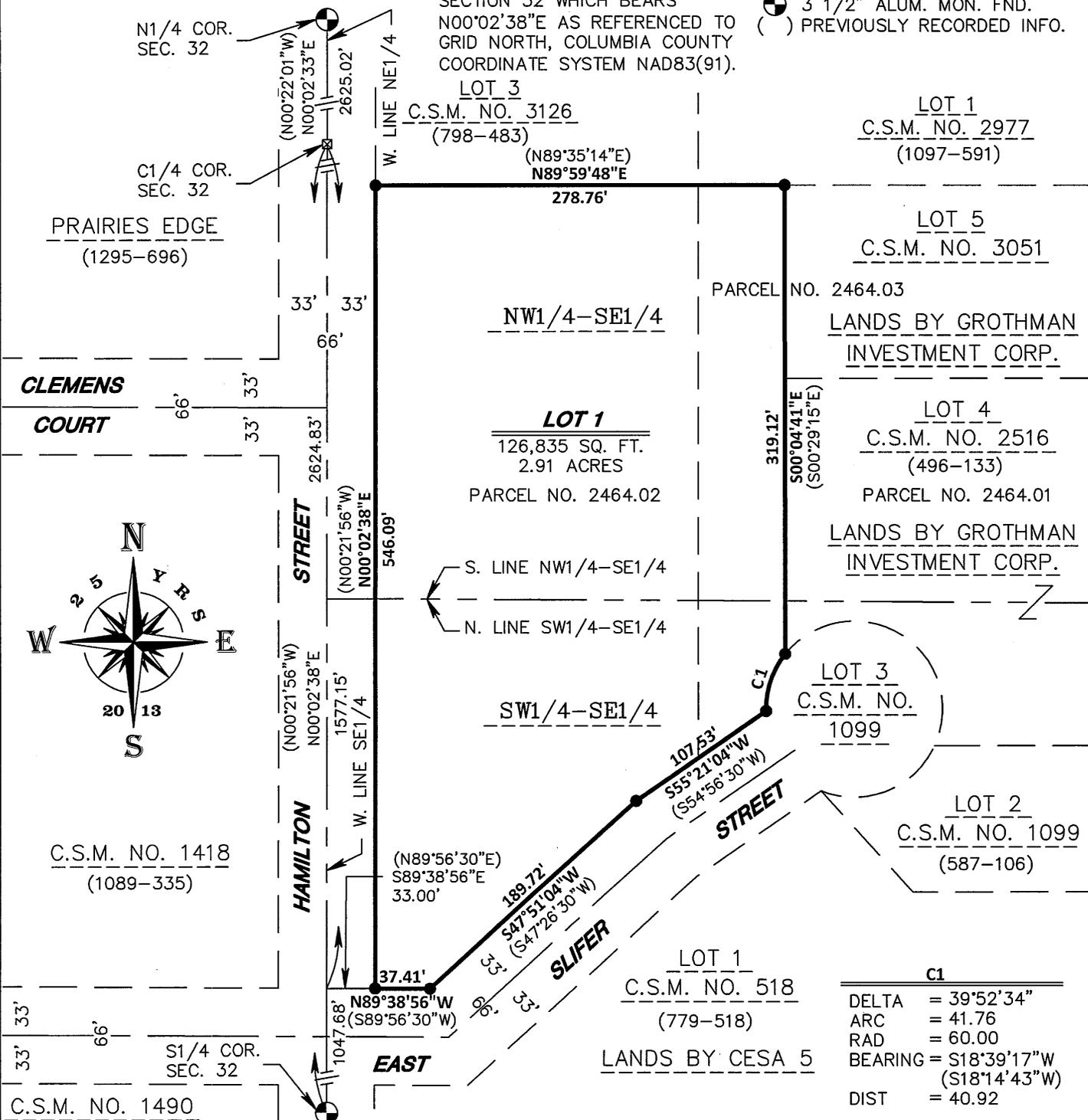
LOT 3
C.S.M. NO. 1099

LOT 2
C.S.M. NO. 1099
(587-106)

LOT 1
C.S.M. NO. 518
(779-518)

C1

DELTA = 39°52'34"
ARC = 41.76
RAD = 60.00
BEARING = S18°39'17"W
(S18°14'43"W)
DIST = 40.92



OWNER: PARCEL NO. 2464.03
GROTHMAN INVESTMENT CORP.
625 E. SLIFER ST.
PORTAGE, WI 53901

OWNER: PARCEL NO. 2464.02
JAMES & KAREN GROTHMAN
2625 HAMILTON ST.
PORTAGE, WI 53901

CLIENT:
JAMES & KAREN GROTHMAN
2625 HAMILTON ST.
PORTAGE, WI 53901

SURVEYOR'S CERTIFICATE

I, **JAMES R. GROTHMAN**, Registered Land Surveyor, do hereby certify that by the order of the **James R. and Karen A. Grothman**, I have surveyed, monumented, mapped and divided a part of Lot 5, Certified Survey Map No. 3051 as recorded in Volume 20 of Certified Survey Maps, Page 48, as Document No. 586688, located in part of the Northwest Quarter of the Southeast Quarter and the Southwest Quarter of the Southeast Quarter of Section 32, Town 13 North, Range 9 East, City of Portage, Columbia County, Wisconsin described as follows:

Commencing at the south quarter corner of Section 32;
thence North 00°02'38" East along the west line of the Southeast Quarter of said Section 32, 1,047.68 feet;
thence South 89°38'56" East, 33.00 feet to a point in the east right-of-way line of Hamilton Street, said point also being in the north right-of-way line of East Slifer Street and the point of beginning;
thence North 00°02'38" East along the east right-of-way line of Hamilton Street and the west line of Lot 5, Certified Survey Map No. 3051, 546.09 feet to the northwest corner of said Lot 5;
thence North 89°59'48" East along the north line of said Lot 5, 278.76 feet;
thence South 00°04'41" East along the west line of Lot 4, Certified Survey Map No. 2516 and the northerly extension thereof, 319.12 feet to the southwest corner of said Lot 4, said point also being in the north right-of-way line of East Slifer Street;
thence Southwesterly along a 60.00 foot radius curve to the left in the south line of said Lot 5 and the north right-of-way line of East Slifer Street having a central angle of 39°52'34" and whose long chord bears South 18°39'17" West, 40.92 feet;
thence South 55°21'04" West along the south line of said Lot 5 and the north right-of-way line of East Slifer Street, 107.53 feet;
thence South 47°51'04" West along the south line of said Lot 5 and the north right-of-way line of East Slifer Street, 189.72 feet;
thence North 89°38'56" West along the south line of said Lot 5 and the north right-of-way line of East Slifer Street, 37.41 feet to the point of beginning.
Containing 126,835 square feet, (2.91 acres), more or less. Being subject to servitudes and easements of use or record if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I have fully complied with the Provisions of Chapter 236.34 of the Wisconsin State Statutes and the City of Portage Subdivision Ordinances in surveying and mapping the same to the best of my knowledge and belief.



JAMES R. GROTHMAN
Registered Land Surveyor, No. 1321
Dated: June 13, 2013
File No.: 312-135



CITY of PORTAGE APPROVAL CERTIFICATE

Approved for recording by the **City of Portage**, Columbia County, Wisconsin.

William Tierney, Mayor

Date

I HEREBY certify that the certified survey map is approved by the **City of Portage**, Wisconsin, this

_____ day of _____, 20_____.

Marie A. Moe, City Clerk

Date